



January 30, 2019

US EPA Headquarters
William Jefferson Clinton Building
1200 Pennsylvania Avenue, N.W.
Washington, D.C. 20460

RE: Brownfields Community-Wide Assessment Grant
City of Waynesboro, Virginia

1. APPLICANT IDENTIFICATION

The City of Waynesboro, Virginia
503 West Main Street, Room 204
Waynesboro, VA 22980
DUNS Number: 0401577370000

2. FUNDING REQUESTED

- a. Assessment Grant Type: Community-Wide Assessment Grant
- b. Federal Funds Requested:
 - i. \$300,000.00
 - ii. The Applicant is not requesting a site-specific Assessment grant waiver of the \$200,000 limit.
- c. Contamination: Hazardous Substances and Petroleum; \$127,650 hazardous substances and \$172,350 petroleum

3. LOCATION

The City of Waynesboro, Virginia

4. PROPERTY INFORMATION FOR SITE-SPECIFIC PROPOSALS

Not applicable

5. CONTACTS

- a. Project Director
Mr. Luke Juday, Director of Planning
City of Waynesboro
503 West Main Street, Suite 204
Waynesboro, VA 22980
540-942-6604
JudayLI@ci.waynesboro.va.us

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b. Chief Executive/Highest Ranking Elected Official

Terry Short, Jr., Mayor
City of Waynesboro
503 W. Main Street, Room 210
Waynesboro, VA 22980
(540) 254-0777
ShortTR@ci.waynesboro.va.us

6. **POPULATION** – 21,006 – 2010 U.S. Census data

7. **OTHER FACTORS/CHECKLIST**

Other Factors	Page #
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (<i>i.e.</i> , the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2
The priority site(s) is in a federally designated flood plain.	2-3
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	

8. **LETTER FROM THE STATE OR TRIBAL ENVIRONMENTAL AUTHORITY**

A current letter of support from the Virginia Department of Environmental Quality acknowledging that the applicant plans to conduct assessment activities and is planning to apply for FY19 federal brownfields grant funds is attached.

Thank you in advance for your review of our grant request. Please contact me if you have any questions and I hope to see you soon in Waynesboro.

Respectfully,

Luke Juday
Director of Planning

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COMMONWEALTH of VIRGINIA

DEPARTMENT OF ENVIRONMENTAL QUALITY

Street address: 1111 E. Main Street, Suite 1400, Richmond, Virginia 23219

Mailing address: P.O. Box 1105, Richmond, Virginia 23218

www.deq.virginia.gov

Matthew J. Strickler
Secretary of Natural Resources

David K. Paylor
Director

(804) 698-4000
1-800-592-5482

January 28, 2019

Luke Juday
Director of Planning
City of Waynesboro
503 W. Main St.
Waynesboro, VA 22980

Subject: Acknowledgement and Support
FY 2019 Brownfields Assessment Grant Proposal
Community Wide Hazardous and Petroleum Assessment Grant
EPA-OLEM-OBLR-18-06

Dear Mr. Juday:

The Virginia Department of Environmental Quality (DEQ) is in receipt of your request for support to the above referenced brownfields grant application. The request will be for a community-wide EPA Brownfields Assessment grant for the City of Waynesboro, Virginia. DEQ is pleased to add our support for the subject EPA grant proposal and looks forward to working closely with City as we have on a previous EPA brownfields grant.

It is our understanding the City will be focusing efforts on sites within the downtown East Main Street corridor. This once thriving industrial City is now working hard to craft a new economic reality by revitalization the brownfields left behind by lost industrial jobs. The City has already made strides and looks to build on the previous EPA brownfields grant success.

The DEQ Brownfields Program is pleased to provide our support for this grant proposal and feels that if successful the grant funds would play a vital role in the revitalization efforts in the target area which is left needing assistance if their vision for the community is to become a reality. It is our sincere hope that the subject proposal will be successful and I look forward to continuing to work closely with the City. If I can be of further assistance please don't hesitate to call me at (804) 698-4064.

Sincerely,

FY 2019 Brownfields Assessment Grant Proposal
Community Wide Hazardous and Petroleum Assessment Grant
EPA-OLEM-OBLR-18-06
January 28, 2019



Vincent A. Maiden, CPG
Brownfields Program Coordinator

cc: Graham Simmerman – DEQ-VRO
 Meade Anderson – DEQ- CO
 Ann Maria Gathright – Environmental Standards

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a Target Area and Brownfields

1.a.i Background and Description of Target Areas: Named in honor of the Revolutionary War hero General “Mad” Anthony Wayne, the City of Waynesboro is located in the Commonwealth of Virginia’s scenic, historic Shenandoah Valley. A gateway to the Appalachian Trail, Blue Ridge Parkway and the Shenandoah National Forest, it is just 90 miles northwest of the state capital of Richmond and 125 miles southwest of Washington, D.C. While a relatively small city (population of 21,006 and 15 square miles), its mid-Atlantic location, major intersecting railroad lines, the nexus of the I-81 and I-64 highway corridors, and abundant spring water all helped the City become a major center for the chemical, telecom, and textile industries starting in the late 1800s. One signifier of the City’s historic industrial legacy is the former DuPont plant and its famous Bengel Laboratory, where Lycra (Spandex) was invented. While Spandex is a ubiquitous fabric today, so too, is the contamination left behind by the DuPont plant both in the South River and adjacent lands.

Alongside the success of DuPont’s development of Lycra, Waynesboro experienced a manufacturing boom from the 1950’s to 1970’s when General Electric moved a facility there. Like many cities, Waynesboro is now left with an all too familiar manufacturing legacy in the form of environmental contamination, abandoned buildings, urban flight, higher than national average unemployment and an educational, health and welfare crisis of epic proportions. *Nearly one-third of Waynesboro’s children aged 0-17 live in poverty.*

For the last two decades, the City’s industrial sector experienced repeated setbacks. In 1998, 33% of all jobs in Waynesboro came from the manufacturing sector and 12.5% from retail. By 2014, these numbers had reversed – with 23% of jobs in retail and 18% in manufacturing. As a result, the City experiences a high poverty rate (16% versus the national rate of 10%) and an increasing reliance on lower paying, service sector jobs. Many of Waynesboro’s factory buildings and supporting businesses, which were in the middle of the City, are now abandoned or underutilized and represent a crippling impact on Downtown growth potential. Furthermore, these former industrial sites pose environmental, security, and economic risks to the former factory workers, their children, and grandchildren, many of whom continue to live immediately adjacent to their former employers.

Today, Waynesboro has far fewer higher-income households than its neighboring cities of Staunton, Harrisonburg and Charlottesville. Concerning, is that *many higher-income earners who work in Waynesboro are choosing to live elsewhere*. Thirty years ago, 43% of Waynesboro’s available jobs were filled by people commuting IN to the City from surrounding areas. This trend is an impossible economic situation to sustain. *Without higher-income earners, Waynesboro’s property values continue to decline and the City is unable to improve its schools, roads, and other infrastructure to meet the needs of its struggling households*. With the closing of manufacturing plants, retail stores have also migrated away from the Downtown. Passing by vacant storefronts or dilapidated housing is a daily reminder to residents of Waynesboro’s unrealized potential.

Many of the sites targeted for brownfields redevelopment are in the South River watershed. The quality of soil and groundwater at these sites has been deteriorating due to decades of the unfettered use and disposal of hazardous substances, petroleum products and their wastes. Historical flooding events spreading legacy contaminants have only added to the complexities of these sites’ contamination challenges.

In 2005, Waynesboro began a progressive planning and economic development process that continues to this day. In 2010, Waynesboro released its first Downtown Revitalization Plan and in 2018 Waynesboro produced an aggressive Comprehensive Plan. Created through a strong collaboration between community organizations, residents, and Downtown business owners, the Plan establishes a road map for reducing blight and poverty while promoting investment and tourism. This planning effort is already underway, aided in part by several large federal and state grants that focus on rebuilding public parks, streets, and building façades, as well as reducing stormwater and sewage impacts to the South River. The City is focused on improving housing and living conditions in its neighborhoods through a combination of community policing efforts, work by the Waynesboro Housing and Redevelopment Authority, and the City’s Office on Youth.

This EPA assessment grant will enable the City of Waynesboro to further its Downtown Revitalization Plan; allowing us to assess several contaminated or potentially contaminated sites in the three designated priority redevelopment areas. Many of the targeted sites are located in the South River flood plain. Unsurprisingly, these areas have the greatest concentrations of contaminated, underperforming real estate sites, the highest population of households living in poverty, and represent investment risks for private investors and philanthropic groups.

As described in [the Comprehensive Plan](#), the City will focus on executing the “Building Up Downtown” effort. The City will target the Main Street/Wayne Avenue, Broad Street, and Entryway Corridors. The EPA assessment grant will enable the City to assess, understand and qualify environmental risks posed by several contaminated or potentially contaminated sites in these designated priority redevelopment areas

1.a.ii. Description of the Priority Brownfield Site(s):

Priority Area 1 – Main Street/Wayne Avenue Corridor:

“Current vacancy rates along Wayne Avenue and Main Street are too high to communicate success and too low to obtain the leasing momentum needed for Downtown to be vibrant, much less sustainably so. Key buildings need to become flood proof if not redeveloped outright.” – 2018 Comprehensive Plan

Former Rice Automotive – Currently used by the Boys and Girls Club of Waynesboro, and located within the floodplain of the South River (FEMA Flood Map 51015C0534D), the site was formerly used as an automobile dealership as well as a gas station. A Phase I Environmental Site Assessment (Phase I ESA) completed under a previous Brownfields Assessment Grant identified seven recognized environmental conditions (RECs) associated with current and past uses of the site and adjoining properties. Funding was not available to conduct a Phase II ESA to further evaluate the RECs and the risks associated with the RECs remain unquantified.

Former Gas Station Sites – There are four former gas station sites scattered throughout this Corridor. Each is less than 1 acre in size. One of these sites, Lynn’s Den, overlooks the picturesque and yet recreationally-challenged South River at the Main Street Bridge, and is located within the floodplain of the South River (FEMA Flood Map 51015C0534D).

Priority Area 2 – Broad Street Corridor: The city’s dedicated work and attention within the Downtown Enterprise Zone continues to improve Broad Street and the entryway corridor, but there is much work to do.

“Redevelop East Main Street between Jones Hollow and Arch Avenue, and Broad Street between Arch Avenue and DuPont Avenue to a standard to achieve landmark aesthetic quality on par with the Blue Ridge Parkway. Where Jones Hollow almost abuts East Main Street, establish a quality trailhead leading to an eventual trail to the Crozet Tunnel. – 2018 COMPEHESIVE PLAN

Riverside Shopping Center – This approximately 2.5-acre site is also located within the floodplain of the South River. The shopping center is an underdeveloped commercial complex and the site of a former drycleaner. Current occupants include a thrift shop, a laundromat, and a beauty salon.

Corner of Poplar and West Broad – There is private and public interest in developing this 1.3-acre site with high-density housing. The long history of commercial, automotive, and light-industrial use in the vicinity of the site require investigation to mitigate private-party investment risk.

Priority Area 3 – Entryway Corridor: This important and community-defining corridor is a regionally important gateway through which tourists travel to visit the Shenandoah National Park, the Appalachian Trail and the Blue Ridge Parkway. In its current condition, there is little incentive for visitors to stop and enjoy our community.

East Main Street east of Delphine Avenue – This segment of Waynesboro is occupied by a mix of residential and commercial properties, many of which are vacant or at best, underutilized. The properties on this segment of East Main Street have a history of commercial, automotive, and light-industrial use, and merit additional investigation to understand environmental risks and create private sector redevelopment interest.

Metalcrafters – This 7.5-acre site is located on East Main Street. Portions of the site are located within the Rockfish Run floodplain, tributary to the South River. This 90,000 square foot building housed a brass foundry for decades and was also associated with the Loth Stove Company. Metalcrafters closed in the late 1990s and is mostly vacant at this time. It is located adjacent to subsidized housing and a manufactured home community.

1.b. Revitalization of the Target Area

1.b.i. Redevelopment Strategy and Alignment with Revitalization Plans: The studies completed using the City's previous Brownfield funds launched the larger redevelopment strategy for the target area. The next round of Brownfields assessments will augment our prior success. In the Main Street/Wayne Avenue corridor, the City worked aggressively to improve pedestrian-focused infrastructure installing new sidewalks, street trees, and crosswalks. The City is reducing the area's vacancy rate and continues to manage successful grant programs for downtown property façade and landscape improvements. We are funding "GROW Waynesboro," which provides startup money to encourage businesses locating in the downtown area.

On the Broad Street and Entryway corridors, the City is moving towards major streetscape and access management projects to complement new investments already underway. On Broad Street, the City plans to repair sidewalks and convert shared left-turn lanes to pedestrian-friendly medians with trees and other landscape design features. On East Main Street, the City's main entrance corridor, a major streetscape project will narrow unused portions of pavement, add street trees and crosswalks, and construct an 8-foot wide shared-use path for pedestrians and bicycles along the length of the corridor. Virginia's Department of Transportation staff chose this project to receive \$2.2 million in the state's most recent Smart Scale grant funding allocation.

1.b.ii. Outcomes and Benefits of Redevelopment Strategy: The environmental and fiscal health of the City and its residents' quality of life will be vastly improved by the City's ability to reinvigorate the Brownfields Program as part of its Comprehensive Plan. The City of Waynesboro has recommitted itself to addressing these brownfields sites and ensuring the City is not only operating at a competitive advantage, but in doing so, provide its youngest citizens the tools and infrastructure needed for future success. The outcomes and benefits from addressing blighted properties in these areas will result in financial gains and opportunities and improve the quality of life for all of our citizens. Like many small cities, Waynesboro has been left behind, caught up in the economic downturns and vagaries of departing manufacturing businesses. This EPA grant will help invigorate the mandates set forth in Waynesboro's 2018 Comprehensive Plan to provide our citizens with living wage jobs, restore investment in housing stock and provide more affordable housing, improve our schools' performance, and regain our ability to attract and keep the best and brightest while ensuring we leverage a unique gateway to the many outdoor recreational opportunities that exist in our backyard.

This EPA grant will facilitate the achievement of several economic goals established in the 2018 Comprehensive Plan. Assessment of properties in the Main Street/Wayne Avenue corridor will support the City's goal of achieving 90% storefront occupancy on Wayne Avenue between Federal and Main street, with tenants paying market rate rents.

The expected outcomes of the Brownfield Assessment Program are: (1) to reduce real or perceived negative environmental impacts to the community; (2) to facilitate greater community access and improve aquatic habitats by restoring and expanding greenspaces and the City's park and trail system; and, (3) create favorable economic conditions for smart and sustainable growth. The South River and its many recreational opportunities is adjacent to many of the City's brownfields priority sites.

To this end, the City of Waynesboro will develop and implement a brownfields work plan based on tasks listed in the proposed grant budget and establish a timeline for their completion. Each of these tasks will be further delineated into more specific subtasks and individuals will be assigned responsibility for their completion once a consultant is hired. City staff will track and record our progress through detailed reports which will be submitted quarterly to EPA. We intend to closely collaborate with EPA to assess our progress.

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse: The city and its economic development leaders will use existing assets within the community by engaging employees and leveraging community members' expertise and volunteerism, and seeking additional resources for environmental assessment, remediation and redevelopment efforts to close funding gaps. These available funding resources include but are not limited to the Federal Highway Administration's Transportation Alternative Program, CDBG: Community Development Block Grant, the Virginia Department of Transportation's (VDOT) Recreational Access Programs, the Virginia Industrial Revitalization Fund, Virginia Department of Housing and Community Development Main Street Program, the Virginia Department of Environmental Quality Brownfields grant program, and the Virginia Petroleum Storage Tank Fund. In addition, Waynesboro intends to leverage this EPA funding to attract local private investors into the downtown environment.

1.c.ii. Use of Existing Infrastructure: Waynesboro is in a unique position in that much of the heart and soul of its downtown is reflected in several buildings and businesses having benefitted from past brownfields grants and other federal and state funding. There are, however, meaningful portions of its downtown that reveal neglect and underinvestment. Today, still much of downtown real estate remains empty. Through our existing Downtown Revitalization Program, and working with our many community partners, Waynesboro has been awarded 30 grants totaling over \$3.11 million in the past several years. Combined with matching funds from the city in the amount of \$1.46 million, these grants funded several well-executed and successful projects. Each of these efforts has positioned the city favorably for marketing to investors, developers and businesses in the Commonwealth and beyond.

The ability of residents and employees to walk to Downtown shops, restaurants and housing already reduces vehicle use and therefore decreases carbon emissions and promotes a land pattern that discourages sprawl. Redevelopment projects that include new buildings will be strongly encouraged to incorporate green building LEED techniques and other eco-friendly measures to advance existing successes. Additionally, we plan to work with the Waynesboro Redevelopment and Housing Authority to find new building sites within the target area, thus providing additional housing opportunities for lower-income families. Finally, increasing residential density in Downtown increases the opportunity for local transit and will support our efforts with Virginia Regional Transit system to promote a regional bus transit system linking Waynesboro to population centers including Charlottesville and Staunton.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i. The Community's Need for Funding: The City lacks the financial resources to address our legacy brownfield sites without the additional support this grant provides, as revenue reductions and continually diminishing tax receipts have strained the City's ability to self-fund these much-needed projects. Waynesboro is proud of its manufacturing legacy, but the economic impact of plant closures and subsequent abandoned brownfields sites have resulted in revenue insufficiency in the form of lower property values and a smaller tax base, leaving the City in a vicious downward economic spiral and an inability to care for its most vulnerable residents. The City's Comprehensive Plan includes in its blueprint a specific emphasis on reclaiming Waynesboro's blighted brownfields sites. By addressing those under-utilized and abandoned sites with these monies, the City can address the glaring economic and environmental justice deficiencies.

Waynesboro residents live at a poverty rate over 50% greater than the rest of the region. Half of the City's residents living in poverty are within a short walking distance of the brownfield target sites to be addressed by these monies. Waynesboro's per capita income was well above the state median income in 1980. As a community being left behind, today our per capita income is only 65% of the state's median.

This low income area also has a higher mix of minority ethnicities (African American and Latinos). The area's minority population is 30% higher than the City average. The Downtown and several neighborhoods are adjacent
City of Waynesboro

to unused industrial sites and abandoned businesses; both clearly are contributing to a higher unemployment rate (30.1%) and poverty rate (50.6%) due to steady loss of employment opportunities within the neighborhood. Importantly to our redevelopment initiative, *the City's Boys and Girls Club, an organization that provides after-school child care and educational programs for over 300 children, is located in the midst of the project target areas.*

2.a.ii. Threats to Sensitive Populations: The proposed Brownfields Assessment areas are home to some of the City's poorest and most vulnerable residents: its children. EPA's own studies show that children exposed to environmental contaminants are at the highest risk for long-term health effects in the forms of reduced cognitive ability, asthma, and increased risk for cancer. Too many of our children are entering elementary school unprepared and underfed. City public school test scores at every grade level are some of the lowest in the state. This was not always the case. During Waynesboro's manufacturing heyday, the city's schools were ranked alongside the finest in the state. With our current struggle to improve a tax base that keeps pace with the educational, health and welfare needs of our most vulnerable population, Waynesboro is at a crossroads.

The preponderance of Brownfields sites exacerbates the challenges faced by Waynesboro's residents. Conducting further environmental assessments of those contaminated sites and their risks prepares these properties for eventual remediation, the City will reduce redevelopment risks for contaminated sites within the City, and will help improve the health and welfare of its most vulnerable populations.

We're making progress and our 2018 Comprehensive Plan maps out future steps for us to thoughtfully take. We believe the revival and restoration of our Brownfields program is a key step in reaching our goals of a vibrant and thriving Waynesboro where the gateway to the Shenandoah National Park and Appalachian Trail will be identified not only visually, but with thriving retail and commercial businesses lining the way.

2.b. Community Engagement

2.b.i. Community Involvement: The City of Waynesboro has had and will continue to enjoy an ongoing and steadfast commitment from many community partners. These organizations and their leaders are excited about the new opportunities that another EPA Brownfields grant will provide in welcoming former and new Waynesboro residents, developers and businesses back to its downtown.

Local Community Partners

Partner Name	Point of Contact	Specific Role In Project
Redevelopment and Housing Authority	Tom Carlsson, Director tcarlsson@whra.org 540-946-9230	Assist with overall program implementation including contracting, site selection, community outreach and resource leveraging. Provide consultation on sensitive populations' health and welfare risks.
Waynesboro EDA	Greg Hitchin, Director HitchinGE@ci.waynesboro.va.us 540-942-6779	Assist with overall program implementation including site selection, marketing to members site selection professionals, and the community. Represent the City and its Brownfields program at national conferences.
Central Shenandoah Planning District Commission	Bonnie Riedesel, Director bonnie@cspdc.org 540-885-5174	Assist with promoting the Brownfields program throughout the Planning District. Provide direct on-the-ground support and in-kind contributions of facilities and materials.
Office on Youth	Ginny Newman, Director newmang@ci.waynesboro.va.us 540-942-6757	Provide educational outreach and community support while helping ensure the Brownfields Program adheres to the Comprehensive Plan's

		goal for reducing and eliminating childhood poverty in the City.
Valley Program for Aging Services	Pam Bennett pam@vpas.info 540-942-6757	Assist with outreach and providing transportation opportunities to Brownfields public meetings.
South River Science Team	Dr. Thomas Benzing, PhD benzintr@jmu.edu 540-568-2794	Contribute in-kind services, facilities and educational materials, and provide on-the ground assistance in support of the project. The SRST is convening a South River watershed committee to support broader environmental goals.
Trout Unlimited	Tommy Lawhorne srflyshop@yahoo.com (540) 942-5566	Assist with education and outreach; continue to provide guidance on pollution impacts to wildlife in the South River and its watershed.
Community Action Partnership CAPSAW	Anna Leavitt valleycapsaw@gmail.com 540-292-0017	Assist with the administration of funds and provide community outreach and support.
Shenandoah Valley Partnership (SVP)	Jay Langston jlangston@theshenandoahvalley.com (540) 568-3259	Promote the Brownfields program regionally and nationally. Provide on-the-ground marketing support and in-kind contributions of facilities and materials.

2.b.ii. Incorporating Community Input: The City of Waynesboro has a robust Community Engagement Plan designed to meet our residents where they are, where every voice is given the opportunity to be heard. Community engagement opportunities will be announced through social media, press releases to local newspapers and TV stations, notices posted on the City's websites, and multi-language flyers. Outreach efforts will be not only in English but in Spanish as well to ensure our Hispanic residents are not overlooked. Our community outreach program will be coordinated by our planning staff. We will work closely with our colleagues from parks and recreation, stormwater and other professionals from public works, our Economic Development Authority representatives, school system officers, and members of the City Manager's office.

An initial public kick-off meeting will be held within two months of the EPA Brownfields grant award announcement. Subsequent to the kick-off meeting, the City will hold public meetings when sites are selected for assessment and when additional information regarding the brownfields project is requested by citizens or community organizations. These meetings will be held at City Hall and if requested, City and selected consulting representatives will attend community organization meetings to discuss projects and/or specific site assessments.

Prior to and during open meetings, community input will be factored into all project decisions. Public comments/input will be encouraged and compiled by the City. Responses to community input will be distributed through communication channels similar to those used to announce community engagement opportunities (social media, flyers, etc.).

3. TASK DESCRIPTIONS, COST ESTIMATES AND MEASURING PROGRESS

3.a. Description of Tasks and Activities

Task 1 Community Outreach and Marketing: With the Brownfield Assessment Program, we intend to build upon the strong community participation efforts that made the recent 2018 Comprehensive Plan so successful. In anticipation of revitalizing our Brownfields program we have already begun coordinating with key support groups ranging from environmental groups to potential private developers and public welfare organizations.

Providing that we are fortunate to be an EPA grant recipient, the City will announce the award to the public through press releases to local newspapers and TV stations, notices posted on the City's websites, and multi-

language flyers. Presentations will be made to City Council as well as local civic, community, and environmental organizations. The City will use these opportunities to describe the assessment program, explain its benefits and answer questions. In an effort to reach out to communities whose health, welfare and economics are potentially most affected by the presence of Brownfields, the City will directly coordinate with community groups, the YMCA, local churches, and the Boys and Girls Club. Finally, through its Office on Youth and Social Services Departments, the City will reach out to disadvantaged populations to include them within this program.

To communicate to the widest possible number of citizens and businesses, the City will use a diverse set of communication methods. This approach will help address disparities in technology access and proficiency, literacy levels, and language. We will ensure that the interested general public and the organizations and communities most likely to be impacted by the redevelopment plans are given many opportunities to influence the planned work.

The initial post-award community input program will be focused on finalizing the draft grant work plan and final budget. After a draft work plan and budget are prepared, they will be made available to the public and community organizations, and comments will be solicited. Copies of the work plan document will be made available at the City's offices and website, and at the public library to ensure access for those without convenient information technology availability, knowledge, or experience. Public comments will be encouraged and compiled by the City. The work plan will be modified as appropriate in response to relevant comments, and all comments and respective responses will be summarized in the final brownfields work plan. Work plan comment periods of at least 30 days will be provided to encourage community input.

Following approval of the work plan, the City will seek public input regarding the brownfields site selection. An initial public kick-off meeting will be held following notification to acquaint community leaders, lenders, developers, citizen groups, and other stakeholders with the goals and operational principles of the project. We will solicit nominations for brownfields sites to be included in the inventory. We are also interested in gathering information and suggestions from the community regarding potential developers and/or redevelopment goals. The City will incorporate sites nominated by citizens and community organizations into the brownfields inventory and determine criteria prioritization.

The City will hold public meetings when sites are selected for assessment and when additional information regarding the brownfields project is requested by citizens or community organizations. These meetings will be held at City Hall and if requested, City and selected consulting representatives will attend community organization meetings to discuss projects and/or specific site assessments. These meetings will familiarize stakeholders with the rationale for site selection and outline what to expect during and after the assessment process. Where appropriate, a translator may be employed to assist the City's Hispanic community in understanding and participating in the public process. Following completion of an assessment, the primary information flow will be outward to the community, informing local stakeholders about assessment activities, providing assessment results and explaining health and environmental impact findings. When cleanup and/or redevelopment planning is initiated for a site, more intensive involvement activities, including explanations of plans and rationales, solicitation of comments, and feedback from stakeholders will be implemented. At the close of the project, the City will hold a final public meeting to explain the successes and challenges faced during the project and request comments regarding interest in pursuing additional redevelopment activities. The following are just a few of the targeted activities allowing our residents extensive opportunities to be involved in the project:

- Re-establishment of a "Brownfields Area Committee." This committee will meet several times to review and guide the implementation of our assessment and associated Brownfields efforts;
- A broad outreach and advertising campaign, engagement of community stakeholders, community planning and input sessions;
- One-on-one meetings with property owners, prospective purchasers, real estate agents, and bankers who are active in the community and supportive of the economic possibilities associated with the Brownfields Revitalization initiative.

Task 2 Financial and Performance Reporting: Includes recording and processing financial and contractual transactions. The performance reporting component primarily involves preparation and submission of required reports to EPA and postings to the Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database. This task will be led by the City of Waynesboro with consultant assistance and will be conducted throughout the performance period.

Task 3 Phase I ESAs: Phase I ESAs will be conducted in accordance with ASTM 1527-13 and the federal All Appropriate Inquiry (AAI) standards. This task will be led by the the City and executed by its chosen consultant. Phase I ESAs will primarily be conducted during the first two years of the performance period.

Task 4 Phase II ESAs: Phase II ESAs will be completed at candidate sites. A program-wide Quality Assurance Project Plan (QAPP) will be prepared and submitted to EPA for review before conducting Phase II field activities. Site-specific Sampling and Analysis Plans (SAPs) will also be prepared and submitted to EPA for review and approval. This task will be led by the City's consultant and will primarily be conducted during the last two years of the performance period.

Task 5 Reuse and Remediation Planning: Cleanup and reuse plans that will affect sustainable development while making the community more attractive, economically stronger, and more socially diverse will be prepared. This task will be a joint effort between the City and its Community Partners along with additional local community involvement, and is expected to occur during the final year of the performance period.

3.b. Cost Estimates and Outputs

The proposed Brownfields Assessment Grant budgets are:

Project Tasks for Hazardous Substance Sites

Budget	Task 1	Task 2	Task 3	Task 4	Task 5	Total
Personnel	\$12,500	\$4,500	\$ -	\$ -	\$4,000	\$21,000
Fringe Benefits	\$4,375	\$1,575	\$ -	\$ -	\$1,400	\$7,350
Travel	\$2,500	\$ -	\$ -	\$ -	\$ -	\$2,500
Supplies	\$1,356	\$488	\$ -	\$ -	\$434	\$2,279
Contractual	\$6,500	\$7,500	\$21,000	\$47,521	\$12,000	\$94,521
Total	\$27,231	\$14,063	\$21,000	\$47,521	\$17,834	\$127,650

Project Tasks for Petroleum Sites

Budget	Task 1	Task 2	Task 3	Task 4	Task 5	Total
Personnel	\$14,500	\$5,500	\$ -	\$ -	\$3,500	\$23,500
Fringe Benefits	\$5,075	\$1,925	\$ -	\$ -	\$1,225	\$8,225
Travel	\$3,000	\$ -	\$ -	\$ -	\$ -	\$3,000
Supplies	\$1,573	\$597	\$ -	\$ -	\$380	\$2,550
Contractual	\$7,500	\$9,000	\$28,000	\$75,975	\$14,600	\$135,075
Total	\$32,250	\$17,022	\$28,000	\$75,975	\$19,705	\$172,350

*Fringe Benefits calculated at 35% of Personnel Costs and Supplies calculated at 10.85% of Personnel Costs; tasks defined below.

Hazardous Substances Sites Budget:

Task 1 Community Outreach and Marketing:

Personnel Costs: 167 hours at average rate of \$75/hour = \$12,500.

Travel: Waynesboro attendance at National Brownfields Conference.

Contractual Costs: 59 hours at average rate of \$110/hour = \$6,500.

Task 2 Financial and Performance Reporting:

Personnel Costs: 60 hours at average rate of \$75/hour = \$4,500.

Contractual Costs: 68 hours at average rate of \$110/hour = \$7,500.

Task 3 Phase I ESAs:

Contractual Costs: Phase I ESAs for approximately six eligible sites at an average cost of \$3,500 per site = \$21,000.

Task 4 Phase II ESAs:

Contractual Costs: Phase II ESAs for approximately two eligible sites at an average cost of \$23,760.50 per site = \$47,521.

Task 5 Reuse and Remediation Planning:

Personnel Costs: 53 hours at average rate of \$75/hour = \$4,000.

Contractual Costs: Preparation of cleanup plans for one eligible sites at an average cost of \$12,000 per site = \$12,000.

Petroleum Substances Sites Budget:

Task 1 Community Outreach and Marketing:

Personnel Costs: 193 hours at average rate of \$75/hour = \$14,500.

Travel: Waynesboro attendance at state brownfield or redevelopment conference.

Contractual Costs: 68 hours at average rate of \$110/hour = \$7,500.

Task 2 Financial and Performance Reporting:

Personnel Costs: 73 hours at average rate of \$75/hour = \$5,500.

Contractual Costs: 82 hours at average rate of \$110/hour = \$9,000.

Task 3 Phase I ESAs:

Contractual Costs: Phase I ESAs for approximately eight eligible sites at an average cost of \$3,500 per site = \$28,000.

Task 4 Phase II ESAs:

Contractual Costs: Phase II ESAs for approximately three eligible sites at an average cost of \$25,325 per site = \$75,975.

Task 5 Reuse and Remediation Planning:

Personnel Costs: 47 hours at average rate of \$75/hour = \$3,500.

Contractual Costs: Preparation of cleanup plans for 2 eligible sites at an average cost of \$7,300 per site = \$14,600.

3.c. Measuring Environmental Results

Key Program activities will be carefully planned, implemented and evaluated to ensure that grant funds are successfully utilized within the three-year performance period. The City's competitively selected Environmental Professional consulting firm will support the city of Waynesboro and assure that it remains in compliance with the implementation of the Brownfields program and in ensuring correct project tracking and reporting. Biannually, the City will assess the performance status for the proposed Phase I and Phase II ESAs to ensure that progress is on-track with Program goals. As before, the city of Waynesboro will communicate frequently with our EPA Project Officer.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i. Organizational Structure The Brownfield Assessment Program will be managed by the City of Waynesboro, an organization with a proven track record of administering state and federal grant programs with a total value of approximately \$5,000,000, along with assistance the Waynesboro Redevelopment and Housing Authority (WRHA), the Waynesboro Economic Development Authority (WEDA) and other private economic development groups. Staff from these groups will continue to work closely in selecting a consultant team, managing the Brownfield Area Committee, and maintaining communication between local residents, business owners, and community organizations. Furthermore, the City believes that this collaborative approach will ensure the uninterrupted continuity of the project in the unlikely event that any one individual should depart.

The City will provide strategic and tactical direction regarding the use of EPA funds and will evaluate prospective sites for consistency with Program goals, active living, and smart-growth principles. The City will be supported by qualified volunteers and unpaid local business professionals, allowing it to be modestly staffed with two employees who will expand responsibilities to include contract administration and a competitively selected consultant. Mr. Luke Juday, Director of Planning, will serve as the Executive Director and Fund Manager and Ms. Weixuan (Sunny) Yang will serve as Program Administrator.

The City of Waynesboro will adhere to the Virginia Public Procurement Act and will endeavor to select a Virginia small business (SWaM) certified environmental consulting firm with extensive brownfield remediation and local redevelopment experience and technical expertise. The consultant will conduct or oversee environmental site assessments and be involved with cleanup planning at sites selected for funding under the Program.

4.a.ii. Acquiring Additional Resources: As the 2018 Comprehensive Plan states, Waynesboro and its residents are resourceful, hard-working and have a deep-seated pride in their home. We are able to acquire additional expertise and resources to successfully implement the Brownfield Assessment Program, if necessary. Our Brownfields representatives and entrepreneurs have decades of professional experience working in Waynesboro and its environs and have extensive business relationship networks. Procurement systems are in place that allow the City to solicit bids and select subcontractors and sub-recipients in a timely manner.

4.b. Past Performance and Accomplishments

4.b.i. Currently Has or Previously Received an EPA Brownfields Grant:

Under the previous EPA Brownfields Grant, nine properties, comprising 59 tax parcels, were evaluated as part of seven Phase I ESAs (5 hazardous substance, 4 petroleum substance), and six properties, comprising 44 tax parcels, were evaluated as part of six Phase II ESAs (3 hazardous substance, 3 petroleum substance). These program outputs are accurately reflected in the ACRES database. The properties evaluated under the previous grant are now ripe for redevelopment; redevelopment contractors are well informed based on the prior work and will be better able to manage site risks.

For its previous EPA grant described above, Waynesboro acted in full compliance with the work plan, schedule, and terms and conditions of the grants. The program-wide Quality Assurance Project Plan (QAPP) that was approved by EPA, Assessment Grant performance period was extended by EPA so that thoughtful application of the funds could be realized. Waynesboro communicated well ahead of time with EPA regarding the need for a grant extension. Waynesboro's consultant prepared a Program and in large part, can be reused as part of this grant. Many additional project deliverables have been prepared and submitted to EPA Representatives. On-time quarterly and annual reports, as well as ACRES reporting, were prepared and submitted as required.

During the past ten years, the City has successfully managed nearly \$5,000,000 in federal and state grants. The City has not been subject to adverse findings in audits, nor required to comply with special high risk terms and conditions under any federal agency regulations.

Threshold Criteria Response

1. **Applicant Eligibility** – The City of Waynesboro is a general-purpose unit of local government under the laws of the Commonwealth of Virginia and thus is an eligible applicant.
2. **Community Involvement** – Committed to fostering a strong collaboration between community organizations, local residents, and Downtown business owners, Waynesboro will continue to provide avenues for community stakeholders and leaders to assemble, discuss and refine their city-wide vision for downtown. The City's Downtown master planning committee will be revived and amended as the Brownfields Area Committee and regularly convened. An initial public kick-off meeting will be held within two months of the EPA Brownfields grant award announcement. Subsequent to the kick-off meeting, the City will hold public meetings when sites are selected for assessment and when additional information regarding the brownfields project is requested by citizens or community organizations. Community engagement opportunities will be announced through social media, press releases to local newspapers and TV stations, notices posted on the City's websites, and multi-language flyers.

Prior to and during open meetings, community input will be factored into all project decisions. Public comments/input will be encouraged and compiled by the City. Responses to community input will be distributed through communication channels similar to those used to announce community engagement opportunities (social media, flyers, etc.). These activities include providing for bilingual communications and printed fliers as the need is identified.

3. **Expenditure of Assessment Grant Funds** – the city of Waynesboro does not currently have an active EPA Brownfields Assessment Grant.

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

01/30/2019

4. Applicant Identifier:

City of Waynesboro, Virginia

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:**

City of Waynesboro, Virginia

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

54-6001673

*** c. Organizational DUNS:**

0401577370000

d. Address:

*** Street1:**

503 West Main Street, Suite 204

Street2:

*** City:**

Waynesboro

County/Parish:

*** State:**

VA: Virginia

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

22980-4546

e. Organizational Unit:

Department Name:

Planning Department

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

*** First Name:**

Luke

Middle Name:

J

*** Last Name:**

Juday

Suffix:

Title:

Director of Planning

Organizational Affiliation:

*** Telephone Number:**

5402412375

Fax Number:

*** Email:**

judaylj@ci.waynesboro.va.us

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-06

* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Waynesboro Brownfields Assessment Continuation Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☒ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: